QUADRUPLEX | EL MONTE

NOHCO
REAL ESTATE INVESTMENTS

3704 TYLER AVE
EL MONTE, CA 91731

Total Units:	4
Bldg Size:	2,928 sf
Lot Size:	6,741 sf
GRM:	13.3 (actual)
Cap Rate:	5.2% (actual)
Cost/Unit:	$287,500
Cost/SF:	$385.65
Year Built:	1958
Zoning:	R3
County:	Los Angeles
APN:	8568-029-011

EXCLUSIVELY LISTED:

$1,150,000

THE OFFERING

3704 Tyler is a solid opportunity to acquire a fully occupied 4 unit property in a strong rental market of in the city of El Monte with NO local rent control.

This two story apartment consists of (2) 2 bedroom and (2) 1 bedroom units offering a good unit mix for the area. Plus there's tons of yard space, a laundry and storage room in the rear, and a wide carport structure for dedicated parking for each unit.

The entire property sits on a 6,741sf sized lot with R3 zoning, offering tons of potential for an ADU conversion, create additional parking, and maximize rents in the future.

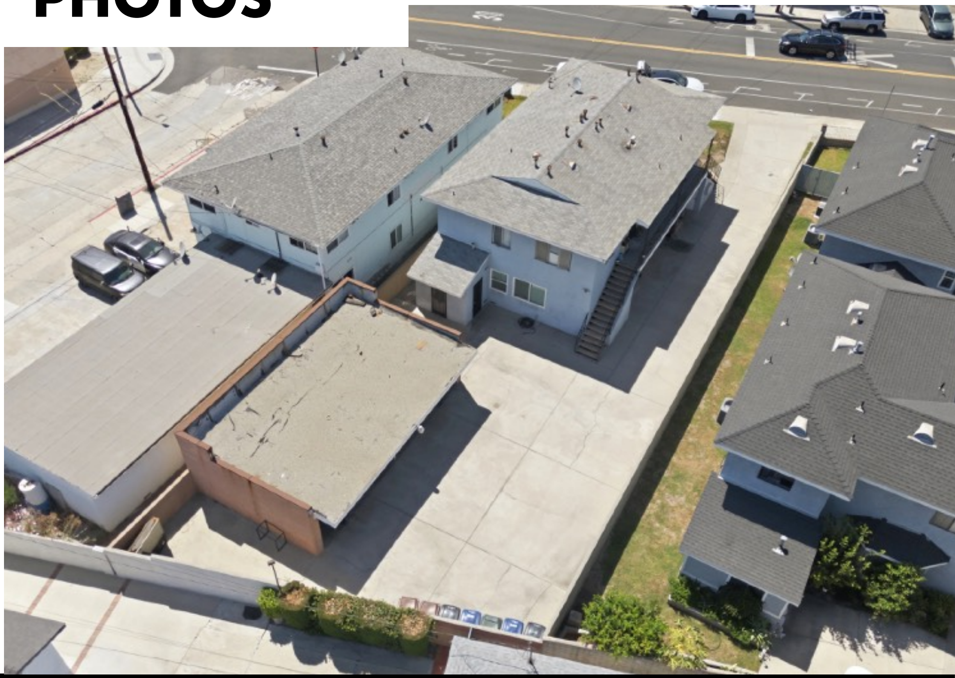
Good Location in El Monte North of the 10 fwy, near San Gabriel Valley Airport, Rosemead, local shops & restaurants.

This won't last long!

HIGHLIGHTS

- ➢ 100% Fully Occupied Investment.
- ➢ Actual 13.3 GRM/5.2% Cap Rate w/ Upside.
- ➢ Good Unit Mix w/ 2+1 & 1+1 Units.
- ➢ Carport w/ Ample Land for ADU Potential.
- ➢ NO Local Rent Control!

PROPERTY PHOTOS



RENT ROLL

UNIT#	TYPE	TENANT	CURRENT RENTS	MARKET RENTS	DEPOSIT	LAST INCREASE	LEASE START	LEASE EXP.
1	1/1	Occupied	$1,350	$1,950	$0	12/01/25	9/1/16	MTM
2	2/1	Occupied	$2,180	$2,500	$1,700	12/01/25	8/5/19	MTM
3	1/1	Occupied	$1,580	$1,950	$2,000	12/01/25	2/10/22	MTM
4	2/1	Occupied	$2,110	$2,500	$1,000	12/01/25	4/1/19	MTM
	4		**$7,220**	**$8,900**	**$4,700**			

FINANCIAL ANALYSIS

PRICING SUMMARY

Purchase Price	**$1,150,000**

FINANCIAL INDICATORS

Actual Cap Rate	5.2%
Actual GRM	13.3
Pro Forma Cap Rate	7.0%
Pro Forma GRM	10.8
Price Per Unit	$287,500
Price Per Sq. Ft.	$385.65
Occupancy	100%

PROPERTY SUMMARY

APN#	8568-029-011
No. Units	4
No. of Buildings	1
Year Built	1958
Building Sq. Ft.	2,982
Lot Size	6,741
Parking	5
Zoning	R3
Meter (Separate)	Electric & Gas
Meter (Master)	Water

SCHEDULED INCOME

Unit #	*Unit Type*	*Actual*	*Pro Forma*
1	1+1	$1,350	$1,950
2	2+1	$2,180	$2,500
3	1+1	$1,580	$1,950
4	2+1	$2,110	$2,500
Total	**4**	**$7,220**	**$8,900**

ANNUAL OPERATING INFORMATION

		Actual		*Pro Forma*
Gross Scheduled Rent		$86,640		$106,800
Estimated Expenses				
Property Taxes (1.20%)		($13,800)		($13,800)
Insurance		($3,051)		($3,051)
Utilities (Water, Sewer, Trash)		($4,622)		($4,622)
Maintenance & Repairs		($3,360)		($3,360)
Landscaping		($1,200)		($1,200)
Miscellaneous/Admin		($600)		($600)
Total Expenses		($26,633)		($26,633)
Expenses Per Unit		$6,658		$6,658
Expenses Per SF		$8.93		$8.93
% of GSI		31%		25%
Net Operating Income	**5.2%**	$60,007	**7.0%**	**$80,167**


DRONE PHOTO
SUBJECT PROPERTY
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Bachelors Degree from University of California, Irvine (2002)

Sold $750M in Transactions

Apartments/Multi-Family
Retail/Shopping Centers
Residential/Residential Income
Owner-User/SBA Financing
Office/Industrial
1031 Exchange/NNN